

TO LET

LEICESTER
Units 4 & 5
Hamilton District Centre
Maidenwell Avenue
LE5 1BH

- 2,345 sq ft (NIA)
- Corner position
- Adjacent to Tesco Extra
- Immediately adjacent to Fireaway Pizza and Chungs Chines Takeaway.
- Ideal Food & Beverage uses, STP (if applicable)



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LOCATION

The property is situated with visibility from Kestrel Lane and accessed via Maidenwell Avenue and the main entrance to Tesco Extra in the Hamilton district of Leicester. Leicester City Centre is approximately 4.5 miles to the south-west.

DESCRIPTION

The premises comprise a double unit situated in a corner position and has choice of two front entrance doors. Double opening doors to the rear yard are provided for loading purposes. Toilet facilities are also provided. The majority of the unit has a suspended tile ceiling incorporating strip lighting and heating ducts.

ACCOMMODATION

The premises comprise the following approximate floor areas:

TOTAL Net Internal Area 217.89 sq m 2,345 sq ft

TENURE

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

All leases to be contracted out of the security of tenure provisions of the Landlord and Tenant Act.

RENT

£32,000 per annum.

VAT

VAT is payable.

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RATEABLE VALUE

Business Rates information is available via www.voa.gov.uk. The Rateable Value for the property is currently £29,750.

EPC

Available on request.

LEGAL COSTS

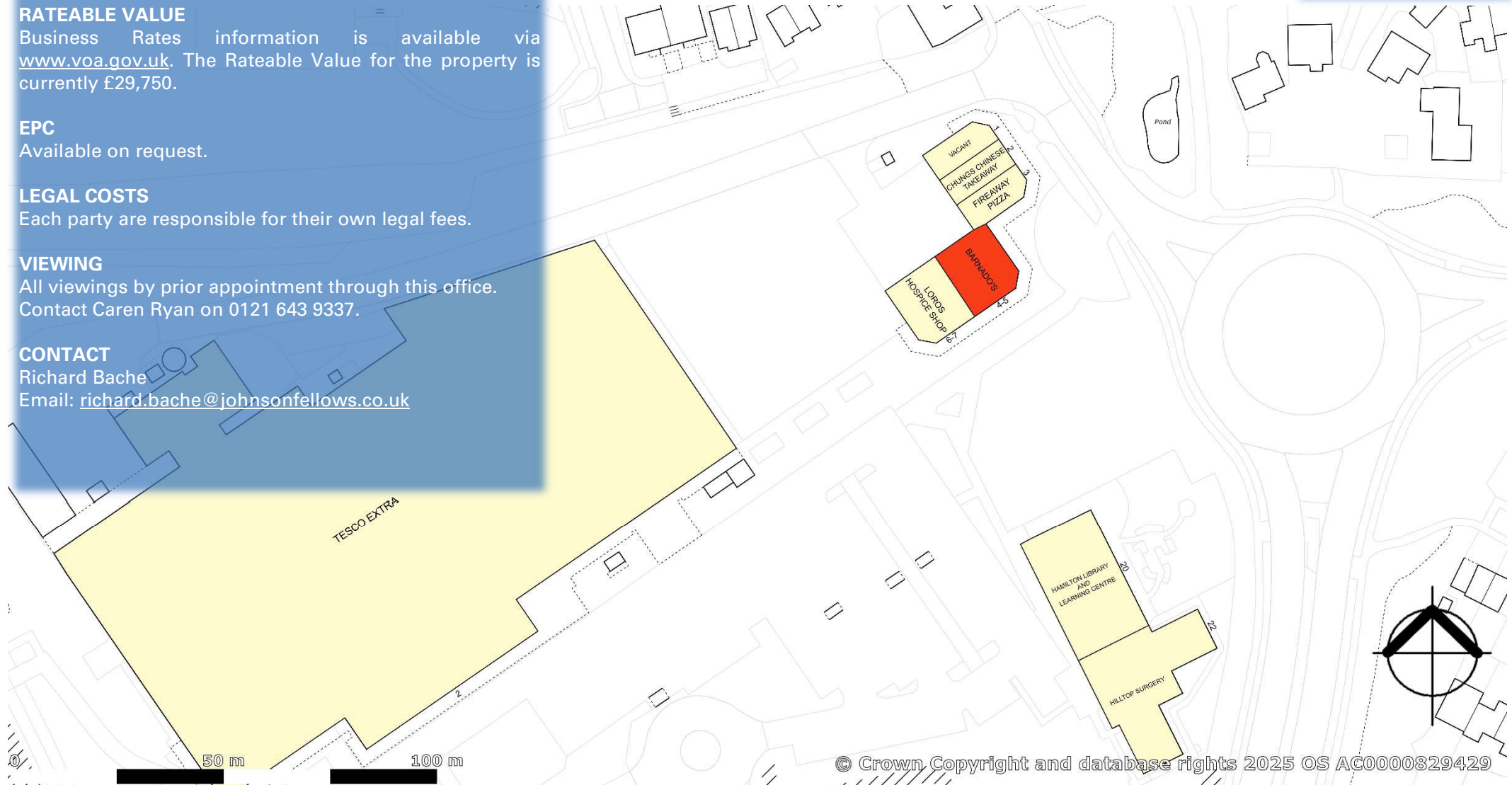
Each party are responsible for their own legal fees.

VIEWING

All viewings by prior appointment through this office.
Contact Caren Ryan on 0121 643 9337.

CONTACT

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